

Amherst Street - - Dr. William P. McGuire
House and Office
120. and 124. Amherst Street
Winchester
Virginia

HABS No. VA-694-D

HABS
VA,
35-WIN,
10-

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20240

HISTORIC AMERICAN BUILDINGS SURVEY

AMHERST STREET - - DR. WILLIAM P. MCGUIRE HOUSE AND OFFICE

HABS No. VA-694-D

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Location: 124 and 120 Amherst Street (north side, middle of the block), Winchester, Virginia. The office is No. 120 and is at the right (east) side of the house.

Present Owner: Willie McGuire Page, who is Mrs. W. Nelson Page

Present Occupants: Mr. and Mrs. W. Nelson Page occupy the house. Dr. James C. Davis, a dentist, occupies the office.

Present Use: No. 124 is a private residence and No. 120 is a dentist's office. The second-floor rooms of No. 120 connect to and are part of No. 124.

Statement of Significance: The William P. McGuire House is one of a group of well-preserved, representative historic buildings on a block of Amherst Street.

PART I. HISTORICAL INFORMATION

Physical History

1. Dates of erection: 1880-1881, although portions of the building are known to have been built earlier. In 1848, Hugh H. McGuire purchased the land on which No. 124 stands, and the deeds of that year mention a two-story brick house standing on that lot (Winchester, Virginia, Deed Book No. 9, p. 306 and p. 307). This property is assessed at \$800 for the buildings and \$400 for the lot, from 1855, the date of the earliest available tax records, through 1879 (Winchester, Virginia, City Land Books 1855-69, 1870-76, and 1877-81). In 1875 William P. McGuire purchased this property at auction for \$800 (Winchester, Virginia, Deed Book No. 14, p. 419). Russell, writing in 1876 states that there were two small buildings on the north side of Amherst Street erected by Alexander S. Tidball and Dr. H. H. McGuire (Russell, pp. 8, 129). The first was No. 124, and was on the same lot as the Alexander S. Tidball House at 138 Amherst Street. It was not No. 132, as the editors of Russell's book incorrectly state (Russell, p. 142 Note 49). Tax records show that No. 132 was not built until 1880 (Winchester, Virginia, Land Books 1877-1881). The other building mentioned by Russell was the one-story office building mentioned in the 1878 deed for No. 120 (Winchester, Virginia, Deed Book No. 16, p. 104).

The tax records show that the valuation for no. 124 in 1879 had been \$800 for the building, and that it increased in 1880 to \$1,600. In both years the lot was valued at \$400. In 1880 the value for 120 is zero for the building and 130 for the lot. In 1881 the valuation for No. 124 and No. 120 together is given as \$2000 for the two buildings and \$500 for the two lots (Winchester, Virginia, City Land Books 1877-81, 1879 p. 18, 1880 p. 18, 1881 p. 23). The one-story office building on the property when William P. McGuire purchased it was, according to Russell, built by Dr. H. H. McGuire. Presently No. 120 is two-stories in height. The 1881 tax valuation increase may account for the construction of the second floor.

The relatively large proportion of construction done during 1880-1881 constitutes the justification to this writer of assigning these dates to the building and of calling the building by the name of the owner at this time, Dr. William P. McGuire.

2. Architect: Not known.

3. Original and subsequent owners: The following is an incomplete chain of title for the land on which the building stands.

1795 Deed 5 April 1795, recorded 5 Dec. 1804 in Frederick County, Virginia, Deed Book No. 29, p. 62
Mary Wood of Frederick County, widow and devisee of James Wood

to

John Duffield of Winchester

For 20 pounds, a lot in James Wood's Addition to Winchester, designated as No. 3, bounded on the east by another lot No. 3, on the south by Amherst Street, on the west by Washington Street, and on the north by lot No. 2.

1835 Deed 1 June 1835, recorded 5 June 1835 in Winchester, Virginia, Deed Book No. 8, p. 44
Richard Duffield and other heirs of John Duffield, deceased

to

Province McCormick and Alexander S. Tidball of Frederick County

For \$1200. Lot No. 3, the same property as the 1795 deed, with the dimensions given as 108 feet on Washington Street and 188 feet on Amherst Street. (Note: The price indicated the presence of a house by this time.)

1848 Deed 20 Sept. 1848, recorded 28 Dec. 1849 in Winchester, Virginia, Deed Book No. 9, p. 306
Thomas A. Tidball and James Marshall, Commissioners

to

Hugh H. McGuire

For \$1050, the house and lot on the north side of Amherst Street adjoining McGuire's lot on the east, the lot sold by the commissioners to Nathaniel Bent on the west, and Joseph Sidebottom's lot on the north. (Note: McGuire's lot had the Edward McGuire house on it, the Alexander S. Tidball house stood on the lot sold to Bent --this was in effect the remainder of the original lot No. 3. By means of this deed we know that the house built on the original lot was located at the extreme eastern end of that lot and was, therefore, the house sold to H. H. McGuire. This is No. 124.)

1848 Deed of Trust 20 Sept. 1848, recorded 10 July 1849 in Winchester, Virginia, Deed Book No. 9, p. 307
Hugh H. McGuire

to

Thomas A. Tidball, Jr., State Trustee, and Thomas A. Tidball and James Marshall, Commissioners in the case of Province McCormick, devisee of Alexander Tidball, deceased

For \$700, payable 20 March 1850, McGuire mortgaged the property. In this deed mention is made of a two-story brick house standing on the property. (Note: The mortgage was apparently paid off, because McGuire was still owner in 1868.)

- 1868 Deed of Trust 16 Dec. 1868, recorded 2 June 1869 in Winchester, Virginia, Deed Book No. 12, p. 161
Hugh H. McGuire and Ann E. McGuire, his wife
to
Edward M. Tidball, Trustee, and James Marshall and William D. McGuire

The property was mortgaged, along with a four-acre outlot southwest of Winchester and McGuire's share in a contract with J. S. Cross for the sale of a 170-acre tract of land in Clarke County. Ann E. McGuire relinquished her rights of dower, which were transferred to the house and lot on North Braddock Street settled upon her (103 North Braddock). In this deed the lot size is given as 47 feet on Amherst Street and 107 feet deep. This is the first statement of the lot dimensions.)

- 1875 Deed 29 Oct. 1875, recorded 30 Oct. 1875 in Winchester, Virginia, Deed Book No. 14, p. 419
M. Tidball, Trustee and Special Commissioner
to
William P. McGuire, M. D.

For \$800, in sale at public auction. (The house and lot now designated 124)

- 1875 Deed of Trust 29 Oct. 1875, recorded 30 Oct. 1875 in Winchester, Virginia, Deed Book No. 14, p. 420
William P. McGuire
to

Holmes Conrad (Justice of the Peace)

For \$300 as deferred payment for the house and lot, repayment to be completed in two years. (This is 124.)

- 1877 Deed 30 Oct. 1877, recorded 31 Oct. 1877 in Winchester, Virginia, Deed Book No. 15, p. 271
Holmes Conrad, Trustee
to
William P. McGuire

For repayment of the mortgage of 1875.

- 1878 Deed 17 Dec. 1878, recorded 21 April 1879 in Winchester, Virginia, Deed Book No. 16, p. 104
Getty H. McGuire and Susie T. McGuire, devisees under the will of Mrs. Eliza McGuire, deceased
to
William P. McGuire, M. D.

For \$200, the lot on the north side of Amherst Street fronting 28 feet 6 inches on Amherst Street and running back 107 feet. "It being the extreme western end of the garden lot of which Mrs. McGuire died seized, together with the one story brick office now standing on said lot."

(Note: This is presently designated as No. 120. The following deeds deal with the 47' lot of No. 124 and the 28'6" lot of No. 120 together as one lot 75'6" wide.)

- 1879 Deed of Trust 22 April 1879, recorded 22 April 1879 in Winchester, Virginia, Deed Book No. 16, p. 105
William P. McGuire and Nannie T. McGuire, his wife
to
E. Holmes Boyd, Trustees
For \$500, payable to Ann R. H. Powell in two years, both lots and the improvements on them were mortgaged.
- 1885 Deed 23 March 1885, recorded 23 March 1885 in Winchester, Virginia, Deed Book No. 19, p. 126
E. Holmes Boyd, Trustee, and Ann R. H. Powell
to
William P. McGuire
For payment of the mortgage, the house and lot on Amherst Street wherein he now resides.
- 1926 Will 21 Sept. 1921, recorded 23 Nov. 1926 in Winchester, Virginia, Will Book No. 9, p. 214
William P. McGuire
to
Willie Page, daughter, and W. N. Page, her husband
The house in which William P. McGuire then lived, at 124 Amherst Street, plus the driveway to the east of it. (Note: The driveway would have to come from the property of his son Hunter Holmes McGuire, to whom he left the rest of the lot at 103 North Braddock Street.) In a codicil of 27 Jan 1925, William P. McGuire stated that Willie should pay \$10,000 for the house.
- 1927 Deed 20 Jan. 1927, recorded 20 Jan. 1927 in Winchester, Va., Deed Book No. 46, p. 41
Leila McGuire Hyde; Laura Holmes McGuire; Hunter H. McGuire, and Janie L. McGuire, his wife; Evy Tucker Payne and Abner Payne, her husband
to
Willie McGuire Page
For \$10,000, the lot of land, with brick dwelling and other buildings, on the north side of Amherst Street, No. 124. The frontage is given as 94 feet 1 inch and the depth as 107 feet 4 inches, according to a survey by W. McC. Bond, 15 Jan. 1927. (Note: The added frontage resulted from the inclusion of the driveway to the east of the building.)
- 1930 Deed 16 Jan.: 1930, recorded 18 Jan. 1930 in Winchester, Virginia, Deed Book No. 49, p. 373
Willie McGuire Page
to
Nelson Page
For \$1, etc.
- 1964 Deed 10 Aug. 1964, recorded 13 August 1964 in Winchester, Virginia, Deed Book No. 106, p. 468
W. Nelson Page
to
Shenandoah Valley National Bank, Trustees, under agreement dated 29 May 1964
For \$1 (A mortgage, presumably.)

1972 Deed 14 April 1972, recorded 17 April 1972 in Winchester, Virginia, Deed Book No. 123, p. 685
 Shenandoah Valley National Bank, Trustee, under trust agreement dated 29 May 1964
 to
 Willie McGuire Page
 For \$10, etc. (Presumably for repayment of the mortgage of 1964.)

4. Builder or contractor, suppliers: Not known.

5. Notes on original plan and construction of building:

Prior to the work done in 1880-1881, the present building was two separate buildings, not connected. The two-story house referred to in the 1848 deeds was on the lot at the northeast corner of North Washington and Amherst Streets when Province McCormick and Alexander S. Tidball purchased it. The purchase price of \$1200 indicates that it was, and it must have been built by the previous owner, John Duffield. It is the writer's belief that this house is the nucleus of the present No. 124 and consisted of the entrance hall, the front room on the west side, and the ell at the rear of the west side. There are several reasons behind this conclusion. First, the fireplace mantelpieces are plain in the west front rooms of both stories and are characteristic Victorian bracketed design in the east front rooms. The first-floor mantel has brackets like those of the exterior front cornice, and that at the second floor has the arched opening and projecting shelf seen in many houses of the time. Secondly, the façade of the building is slightly out of symmetry, with the west (left) side slightly narrower than the east. If built all of a piece, the two sides would have been equal. Thirdly, the floor level of the east second-floor bedroom is a step or so lower than the rest of the second floor. The other building which went to make up the present building is the office, which was originally a one-story brick office. It is so described in the 1878 deed by which William P. McGuire purchased it. It is the lower story of the building presently on the lot.

In 1880-1881, it would appear then that William P. McGuire had the two buildings connected by having the right front rooms on both stories of No. 124 built, along with the porch at the garden (north) side of these rooms. As mentioned, both of these rooms have the detailing of the 1880s. The front of the house was given a large bracketed cornice in wood, new window sash were probably installed in the front portion of the original two-story house (the earlier ones remain in the ell, 9/6), and a projecting front porch was built at the entrance. The "shadows" of this porch may still be seen on the brickwork around the later entrance that replaced this porch. Above the one-story office, a second story of two rooms was built. At the east wall of the office today one may see a continuous stepped pattern of brickwork joints that must parallel the downward slope of the gable roof ^{of the one-story office} toward the front of the building. The floor level at this second floor is lower than the adjoining new portion of the house, and at the connecting door there are more steps. The

house and office as described in this paragraph constitute the original William P. McGuire House and Office, as considered in this report.

Mrs. Page, in an interview with the writer on 28 July 1972 stated that the front two rooms of No. 124 were used as doctor's offices, as well as the separate office building at No. 120, and she pointed out a door, no longer used, that connects No. 120 to the north porch of No. 124. This information suggests the possibility that the original building at No. 124 may also have been used as medical offices.

6. Notes on known alterations, with dates and architects: According to Mrs. Page, in the interview mentioned above, there was an extensive remodeling in the 1910s, in which her father, Dr. William P. McGuire, had the entrance hall enlarged by enclosing a portion of the porch to the north of the entrance hall. The main stairway was then taken out of the former entrance hall and built into the new north portion of the enlarged entrance hall. At this time an archway was built between the entrance hall and the east front room, probably replacing a door and doorway. It seems likely that the front porch of the 1880s was removed at this same time and the recessed entrance, with its two-story, white-painted shaped-metal columns, console brackets, and second-floor bay window, was added. Another change made at this time was the remodeling of the room just to the rear of the west front room. This room to the rear was made into a kitchen, but formerly it had consisted of a pantry and a hallway which contained a service stairway to the second floor.

Historical Events and Persons Associated with the Building:

William Province McGuire (1845-1926) was one of the sons of Hugh Holmes McGuire, the first of many in a family of physicians in Winchester. William served in the Confederate Army as a private, and after the Civil War he took up medicine, graduating from the Medical College of Virginia in 1867 and practicing in Winchester (Quarles, p. 80).

Sources of Information

Primary and unpublished sources.

Frederick County, Virginia, Deed Book No. 29.

Winchester, Virginia, City Land Books 1855-69, 1870-76, 1877-81.

----- Deed Book No. 8, No. 9, No. 12, No. 14, No. 15, No. 16,
No. 19, No. 46, No. 49, No. 106, No. 123

----- Will Book No. 9.

Interview: Mrs. W. Nelson Page (who is Willie McGuire Page, daughter of William P. McGuire) with the writer, 28 July 1972.

Secondary and published sources:

Quarles, Garland R. The Story of One Hundred Old Homes in Winchester, Virginia. Prepared for Farmers and Merchants National Bank, Winchester, Virginia. 1967

Russell, William Greenway. What I Know About Winchester: Recollections of William Greenway Russell, 1800-1891. Staunton, Va:McClure Publishing Co., 1953

Likely sources not yet investigated: None known.

Prepared by:

Wesley Ivan Shank, project historian, July 1972

PART II. ARCHITECTURAL INFORMATION

For drawings of the Dr. William P. McGuire House and Office, see AMHERST STREET (HABS No. VA-694).